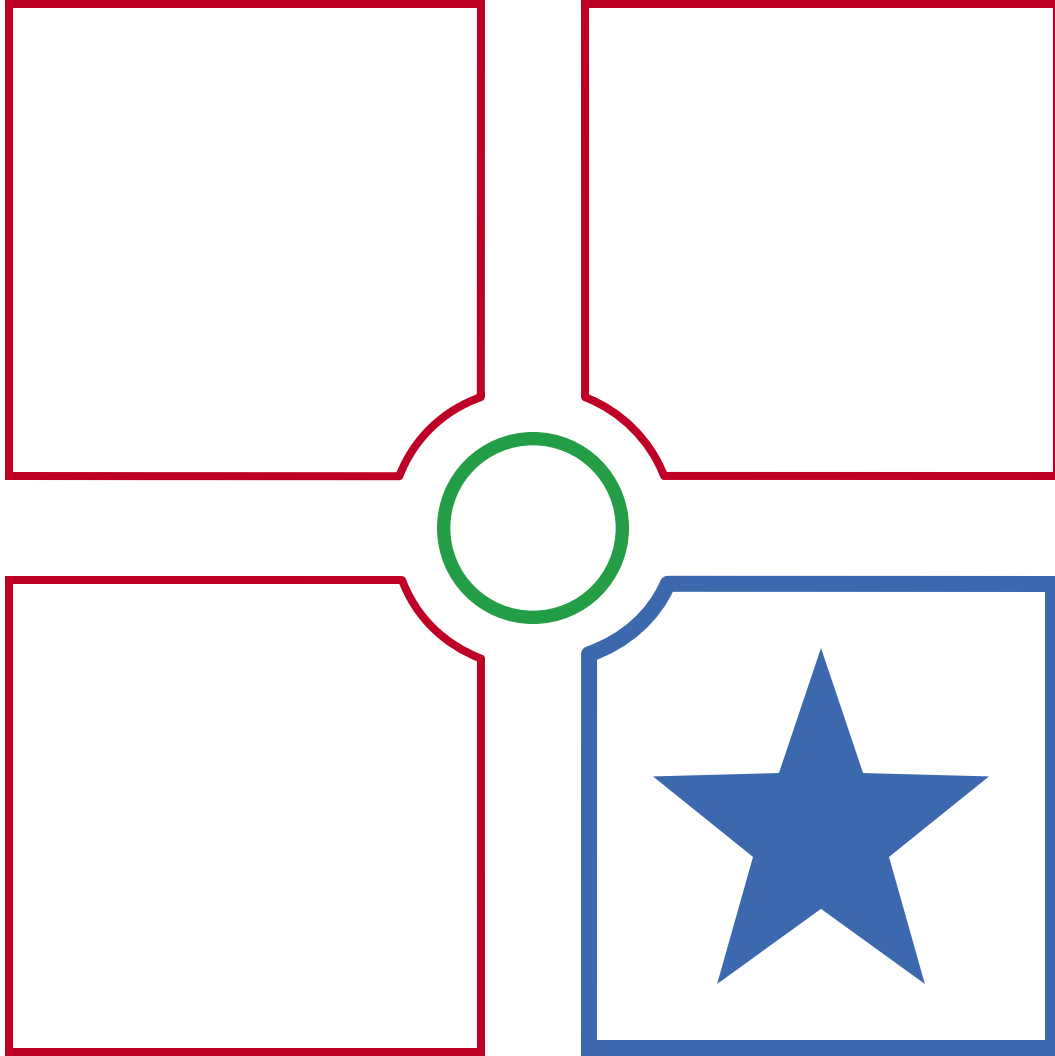


SOUTHEAST INDIANAPOLIS COMMUNITY STRATEGIC PLAN



DECEMBER 1999

ACKNOWLEDGEMENTS

The members of the Southeast Community Planning Task Force would like to recognize the invaluable contribution of more than 200 neighborhood stakeholders who volunteered hundreds of hours in 1998-1999 to create this vision of their community's future. Many of these individuals represented neighborhood associations; others came from area churches, businesses, schools, and non-profit organizations. This pool of neighborhood insight was organized through technical support from project leader Pat McElligott of the Consensus Organizing Institute, and the staff of Diane Lupke and Associates, coordinated by Southeast Neighborhood Development.

The preparation of this plan was funded through generous contributions from the Development Training Institute, the Indianapolis Neighborhood Housing Partnership, the Local Initiatives Support Corporation, and the City of Indianapolis. Finally, we would like to thank Carl Pebworth for his tireless work as convener of the task force.

The appendix contains a complete list of participating organizations.

Adopted December 8, 1999.

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EXECUTIVE SUMMARY

For the past year over 100 residents, businesses, churches and service organizations worked together to create a community strategic plan—a blueprint for the Near Southeast Side’s future development. This plan addresses core issues affecting community life and is intended to guide people in the Southeast and the City of Indianapolis in making decisions about community-building efforts over the next five years.

Here is a summary of the strategic plan recommendations:

Housing:

Home Ownership

- ◆ Increase home ownership rate with intensive marketing, and new funding.
- ◆ Improve the current owner-occupied housing stock with funding, non-fiscal assistance, and how-to manuals on maintenance.



Prospect Street, 1909 (Photograph by Bass Photo Company, Indiana Historical Society, 16328)

Rental Housing

- ◆ Improve affordable rental units with incentives, code inspections, education.

Property Improvements

- ◆ Maintain vacant lots and demolish unredeemable buildings.

Public Space:

- ◆ Improve existing public space (pocket parks, playgrounds, etc.) to increase their appeal.
- ◆ Create new public space to meet growing demand.

Code Enforcement:

- ◆ Vigorously enforce the building maintenance and zoning codes.

Economic Development:

- ◆ Use historic characteristics to market the Southeast to non-traditional businesses.
- ◆ Fill gaps in available services with new businesses.
- ◆ Match residents to existing and future jobs.



*Virginia Avenue looking northwest from Shelby Street, Fountain Square area, circa 1895
(Photograph by Bass Photo Company, Indiana Historical Society, 331973)*

Marketing and Communications:

- ◆ Create a local newsletter and website.
- ◆ Hold neighborhood events highlighting the best of the community.
- ◆ Use local events to raise a community sense of pride.
- ◆ Explore the wisdom of creating an external marketing name for the community.

Education:

- ◆ Create a safe, affordable day care center in the Southeast.
- ◆ Reduce the teenage drop out rate.
- ◆ Make post-secondary education accessible to residents who want to

pursue technical training and/or college.

Public Safety:

- ◆ Increase police presence in the community through creative programs and funding.
- ◆ Enhance police involvement through neighborhood orientation for new officers and community-building activities.
- ◆ Improve communications between the IPD and neighborhood associations.
- ◆ Increase community impact on the criminal justice system via Court Watch and other means.

Family Development:

- ◆ Reduce child abuse and neglect through improved public advocacy, education, and counseling.
- ◆ Use extensive outreach tools to connect residents to local services and supports.
- ◆ Increase outreach to diverse populations, like Hispanics and Native Americans.
- ◆ Use churches, schools, grassroots groups and others to rebuild neighborhood cohesion.

Infrastructure:

- ◆ Make improvements throughout the Southeast on sidewalks, entryways, sewers, side streets, alleys, lighting, utilities, brownfields, traffic flow and overall visual image.

Land Use:

Residents developed specific land use goals related to Housing, Public Space, Economic Development, and Infrastructure. These recommendations will act as the base for more technical land use planning to be performed by City of Indianapolis planning staff.

INTRODUCTION

In 1998 residents and other stakeholders in Southeast Indianapolis decided to conduct a strategic plan for the area. Individuals from various sectors of the neighborhood were invited to serve on a community task force charged with the responsibility of developing the plan. Members of the Southeast Community Planning Task Force believed that it was critical to develop a plan for the neighborhood that would reflect the area's genuine needs and offer guidelines for the next five years. The task force decided to set up work groups in nine critical areas of community life and asked local citizens to chair those groups. The nine groups were:

Housing

Public Space

Code Enforcement

Economic Development

Marketing and Communications

Education

Public Safety

Family Development

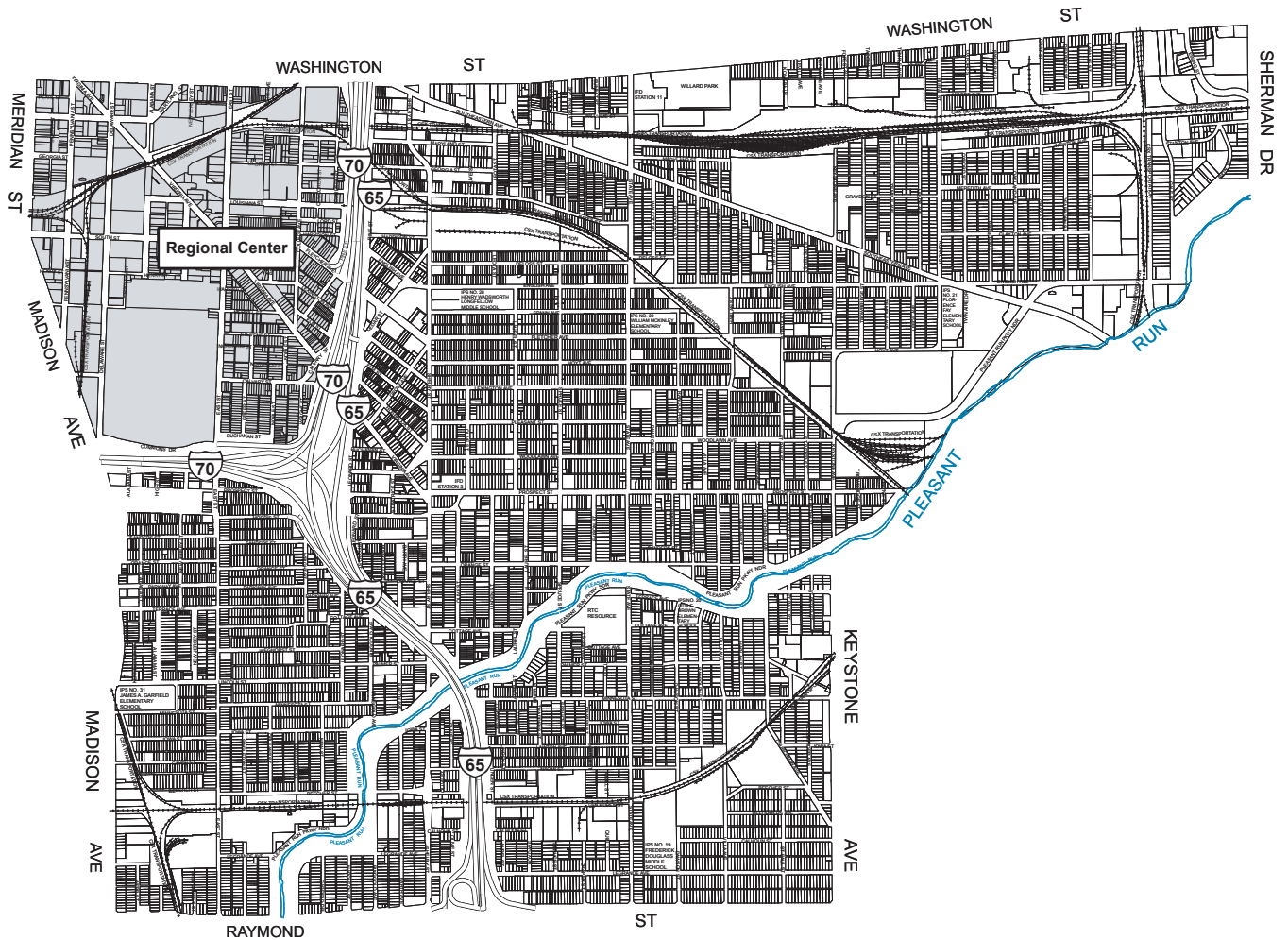
Infrastructure

The task force asked each work group to develop a manageable set of issues and goals that the members believed best represented the interests of the entire Southeast neighborhood. The work groups completed this task in the summer of 1999. A draft of the issues and goals was then presented to six neighborhood associations and five focus groups for their comments and recommendations. More than 300 residents and other community stakeholders gave direct input into the plan through this combination of general meetings and committees. The task force took those recommendations, supplemented with land use goals, and used the collective information to develop a final strategic plan for the Southeast.

The task has included representatives of the Indianapolis Department of Metropolitan Development throughout this process. The City of Indianapolis has agreed to include pertinent issues and goals from this strategic plan in future sub-area planning for the Southeast Planning Area.

Map 1

SEND Planning Area



Department of Metropolitan Development
Division of Planning
Prepared for Document in October, 2003



The preparation of this map was financed in part
by a Community Development Block Grant

IMPLEMENTATION

The intent of this strategic plan is not to strike out in new directions in every area of community life. The intent is to re-invigorate and coordinate positive activities that have been going on here for many years. The task force is aware that many of the issues that surfaced are problems which citizens—volunteers and paid staff alike—have tackled with varying degrees of success. They are included here because they continue to be issues—like physical deterioration and loss of businesses--that will contribute to our decline. On the other hand, their resolution will help make the Southeast a healthy place to call home.

Because the task force knows that implementation is time-consuming, the plan includes potential partners to carry out the stated goals. These partners include individuals and organizations that are already working on the issues identified. When the implementation process is formally underway, the task force will make every effort to seek out other partners who are committed to the same goals and who have been effectively addressing some aspect of those goals. We will also avoid duplication of productive actions and activities that are already being implemented.

To facilitate implementation, the goals and strategies are categorized as **short term, medium term, long term** and **ongoing**.

Short term goals cover projects that may already be underway and/or require minimal organization and fewer resources. Short term goals are designed to inaugurate the implementation process and spur further action and improvements within the first two years.

Medium term goals require more time and resources, as well as a higher level of organization. Implementation should occur between two to five years.

Long term goals are ambitious and far-reaching. They can be realistically implemented but the planners need more time, resources and coordination to make them a reality. Long term goals need five to ten years to implement successfully.

Ongoing goals address needs that will exist in the community indefinitely and therefore have no end date for implementation. For example: a goal of Public Safety is “Raise resident awareness of police procedures.” The task force regards this as an ongoing goal because there will always be a need to instruct and inform residents in an area as large as the Southeast.

The task force, through its work groups, also prioritized each area’s issues in their order of importance. The Housing work group, for instance, chose the need to increase home ownership in the Southeast as its most important issue to tackle; therefore, the need to increase home ownership holds the first position under Housing’s issues and goals.

The work groups also prioritized their goals. Each goal in the strategic plan is labeled **high, medium or low priority**.

ISSUES AND GOALS

Housing

The task force determined that the high rate of renter-occupied dwellings—both single family and multi-unit—in the Southeast often correlates to poor housing conditions. The Housing issues address the ongoing interest in improving the housing stock *and* serving the needs of all residents:

The community needs to:

- Increase rates of home ownership.
- Improve affordable rental housing.
- Improve existing owner-occupied housing stock.
- Maintain lots and demolish unredeemable buildings.



Housing located along the north side of Fletcher Avenue

Issue 1:

THE SOUTHEAST NEEDS TO INCREASE HOME OWNERSHIP FOR ALL ECONOMIC LEVELS IN ORDER TO MAKE OUR COMMUNITY APPEALING TO A DIVERSIFIED GROUP OF PEOPLE.

Goal 1: Short Term. High Priority.

Educate and inform potential homebuyers, including renters, about home ownership programs. Potential Partners: INHP, public library, SEND, neighborhood associations, local banks.

Goal 2: Middle Term. High Priority.

Uncover new sources of funding to assist homebuyers in the Southeast.
Potential Partners: Same as Goal 1.

Goal 3: Long Term. High Priority.

Attract new residents by marketing the Southeast as a decent and affordable place to live. *Potential Partners: Neighborhood Associations, INHP, SUMO, SEND, Realtors, IDI.*

Issue 2:

THE SOUTHEAST NEEDS TO INCREASE THE NUMBER OF DECENT, ATTRACTIVE, AFFORDABLE RENTAL HOUSING UNITS AND TO DECREASE THE NUMBER OF SUBSTANDARD DWELLINGS.

Goal 1: Short Term. High Priority.

Educate and inform landlords on available financing to improve their rental properties in the Southeast. *Potential Partners: Zoning Enforcement, Health and Hospital, SEND, local banks, INHP, neighborhood associations.*

Goal 2: Medium Term. High Priority.

Provide incentives for landlords to improve their rental properties. *Potential Partners: Same as Goal 1.*

Goal 3: Long Term. Medium Priority.

Explore the possibility of incorporating an effective neighborhood inspection

program, whereby local volunteers periodically inspect properties to identify code violations and other issues and focus public enforcement on these problems. *Potential Partners: neighborhood associations, Code Enforcement, Health and Hospital, area landlords.*

Issue 3:

THE SOUTHEAST NEEDS TO PRESERVE AND IMPROVE THE CONDITIONS OF THE EXISTING OWNER-OCCUPIED HOUSING STOCK.

Goal 1: Short Term. Medium Priority.

Increase home rehabilitation and maintenance by educating and informing property owners of available programs for home improvements. *Potential Partners: neighborhood associations, INHP, SEND, City of Indianapolis, local banks, CICOA, CAGI.*

Goal 2: Medium Term. Medium Priority.

Work with neighborhood associations in the Southeast to offer home improvement resources besides money, i.e. volunteer painting projects, to low-income residents. *Potential Partners: SEND, Christmas in April, Keep Indianapolis Beautiful, local churches, neighborhood associations.*

Goal 3: Long Term. Medium Priority.

Provide an information booklet and training that educates low- and moderate-income homeowners on hiring contractors to perform, and directly carrying-out routine home improvements and maintenance. *Potential Partner: SEND, Neighborhood Associations.*

Issue 4:

THE SOUTHEAST NEEDS TO MAINTAIN VACANT LOTS AND DEMOLISH UNREDEEMABLE HOUSING AND DANGEROUS BUILDINGS.

Goal 1: Short Term. Low Priority.

Inform homeowners or landowners of the condition of their properties and

make them aware of the effect this has on the neighborhood. *Potential Partners: City's Neighborhood and Development Services, Health and Hospital, Code Enforcement, neighborhood associations.*

Goal 2: Medium Term. Low Priority.

Reinforce the need for code compliance and make certain the code is enforced, using pilot programs such as the receivership process. *Potential Partners: Same as Goal 1, Neighborhood Advocacy Corporation.*

Goal 3: Long Term). Low Priority.

Investigate a process by which the neighborhood the cleanup of code-violating property and under contract to Health and Hospital. *Possible Partners: Neighborhood Associations, Mayor's Office, Dept. of Metropolitan Development Zoning Enforcement, Health and Hospital, Environmental Management and Rodent Control.*

LAND USE GOALS FOR HOUSING:

1. CREATE 5 HOMEOWNERSHIP TARGET AREAS UTILIZING THE FOLLOWING TOOLS (THESE AREAS ARE IDENTIFIED ON THE ATTACHED HOUSING MAP). IN EACH OF THESE TARGET AREAS APPLY THE FOLLOWING PROGRAMS DESCRIBED IN THE HOUSING PORTION OF THE PLAN.
 - A. ASSIST INDIVIDUAL HOMEBUYERS AND ORGANIZATIONS TO ACQUIRE AND IMPROVE DETERIORATED HOUSES FOR HOMEOWNERSHIP.
 - B. CREATE INCENTIVES FOR LANDLORDS TO UPGRADE THEIR PROPERTIES IN THESE AREAS.
 - C. CREATE INCENTIVES TO EXISTING HOMEOWNERS TO IMPROVE THE APPEARANCE AND SAFETY OF THEIR PROPERTY.
 - D. FOCUS PUBLIC/ PRIVATE EFFORTS ON EITHER DEMOLISHING OR IMPROVING VACANT HOMES.
 - E. FOCUS PUBLIC/ PRIVATE EFFORTS ON PROPERLY MAINTAINING VACANT LOTS.
2. FOCUS RENTAL HOUSING DEVELOPMENT ON SELECTED THOROUGHFARES USING THE FOLLOWING TOOLS (SEE MAP).
 - A. ASSIST INDIVIDUALS AND ORGANIZATIONS TO ACQUIRE, UPGRADE AND LEASE SAFE AND DECENT RENTAL SINGLES, DOUBLES, AND MULTI-FAMILY UNITS.
 - B. ASSIST EXISTING OWNERS TO UPGRADE RENTAL PROPERTY.

C. UNIFY ZONING DESIGNATIONS AND ENFORCEMENT TO ALLOW AND TO CONCENTRATE RENTAL HOUSING ON THOROUGHFARES.

3. EXPLORE ARCHITECTURAL HISTORIC STATUS AND DESIGN REGULATIONS IN THE FLETCHER II AREA AND IN PORTIONS OF FOUNTAIN SQUARE.

The land use recommendations developed in 1999 were incorporated in the Amendment of July 17, 2002 (Reference Map of Home Ownership Development Target Areas and Map of Affordable Rental Housing Development Target Area).

Public Space

Public space is defined here as outdoor recreational areas owned and maintained by the City or a local community organization. The task force concentrated on smaller spaces—like playgrounds, pocket parks and urban gardens—rather than large community-wide assets like Garfield Park; however, there is one recommendation regarding community-wide space.

The following issues were targeted:

- Local public spaces are often unattractive and not well-used.
- There are not a sufficient number of public spaces in the Southeast.



Clayton and LaSalle Park in the 400 block of LaSalle Street

Issue 1:

RESIDENTS DO NOT USE LOCAL PUBLIC SPACES AS MUCH AS THEY MIGHT BECAUSE THE SPACES ARE PHYSICALLY UNAPPEALING, OFTEN FILLED WITH DEBRIS, BROKEN GLASS, ETC.

Goal 1: Short and Medium Term. High Priority.

Improve existing neighborhood-based public spaces in the Southeast area to ensure that they will be used in an optimum fashion. Specifically, develop strategies for maintaining neighborhood-based public space. Examples are 1) Set up a neighborhood-based volunteer program through the neighborhood associations, 2) Collaborate with other center city neighborhoods and public space organizations to maintain and improve our public spaces. 3) Use neighborhood-based youth job/life skills programs to maintain public space through local nonprofits, and 4) Organize neighborhood-specific or neighborhood-wide fundraising efforts to support maintenance of our public spaces (bake sales, car washes, festivals, endowment funds, etc.). *Potential Partners: Neighborhood associations, SEND, Indy Parks, Keep Indianapolis Beautiful, youth-serving*

organizations, private corporations.

Goal 2: Short and Medium Term. Medium Priority.

Develop a strategy for enhancing the use of neighborhood-based public spaces in the Southeast area. Examples are 1) Structured play opportunities for 5-to-8-year-olds at neighborhood-based parks using local volunteers, 2) Local programs developed by neighborhood-based artists, and 3) Comprehensive planning for better use of public spaces. Draw in service agencies—Boys and Girls Club, Girls Inc., etc.—to help do this.

Potential Partners: Same as Goal 1.

ISSUE 2: RESIDENTS IN OUR CROWDED NEIGHBORHOODS DO NOT HAVE ACCESS TO A SUFFICIENT NUMBER OF APPEALING PUBLIC SPACES IN THE SOUTHEAST.

Goal 2: Short and Medium Term. High Priority.

Develop new neighborhood-based public space resources and strategies within the Southeast area. Specifically, devise a fundraising plan to help develop public space and create priorities in site selection for new public space. The current priorities are 1) Hendricks Park on South Madison Ave., 2) A new park at 743 Weghorst (St. Paul's School site), 3) Beautification of points of land at the corner of Southeastern and Rural, and 4) Select parcels of right-of-way along the interstate to create a buffer and maintain open space.

Explore the development of a playground that serves the whole Southeast area as part of a major development of the Twin-Aire Drive-In property.

Possible Partners: Indy Parks, Keep Indianapolis Beautiful, neighborhood associations, SUMO, private corporations.

The land use recommendations developed in 1999 were incorporated in the Amendment of July 17, 2002 (Reference Map of Public Space and Infrastructure Projects).

Code Enforcement

The task force concluded that there was one overwhelming issue in this area: **Improve** code enforcement.

ISSUE:

THERE IS A GREAT NEED TO IMPROVE THE QUALITY OF CODE ENFORCEMENT IN THE SOUTHEAST AREA.

Goal 1: Middle Term. High Priority.

Require absentee rental property owners to comply with applicable safety codes and regulations. Specifically, 1) Convene a working committee to develop a political/policy agenda aimed at systemic changes that will benefit the Southeast, 2) Urge the hiring of more inspectors to identify violations and more attorneys to prosecute violations, 3) Advocate the development of a more active environmental court, ideally in a community court model, 4) Make code enforcement a meaningful issue on the mayor's and city council's political agenda, 5) Link the Southeast with other communities sharing these concerns, 6) Develop a network of block clubs to monitor code compliance of rental properties throughout the Southeast area, and 7) Undertake neighborhood-based legal strategies to combat absentee rental property owner non-compliance, i.e. nuisance actions, receivership actions. *Potential Partners: Health and Hospital, Zoning Enforcement, Mayor's Office, IPD, IFD, City/County Council members, Neighborhood Advocacy Corporation, Community Organization Legal Assistance Project, private attorneys, Neighborhood Associations, SEND.*

Goal 2: Medium Term. Medium Priority.

Change the behavior of residents who could comply with code requirements but choose not to do so. Specifically, lobby for the institution of a fine/fee structure and sufficient enforcement staff to create incentives for residents to obey the law. *Potential Partners: Neighborhood associations, Health and Hospital, Zoning Enforcement, IPD, IFD, Mayor's Office, City/County Council members.*

Goal 3: Medium Term. Medium Priority.

Assist residents who, because of economic, physical or other challenges, cannot comply with code requirements. Specifically, 1) Expand a home repair program through SEND, using grant funding and professional contractors, and 2) Develop a neighborhood-based volunteer home repair/maintenance program. *Potential Partners: SEND, INHP, Dept. of Metropolitan Development, neighborhood associations, Keep Indianapolis Beautiful.*



Vacant and boarded commercial building

Economic Development

The need to make business districts in the Southeast more responsive to modern markets was a major concern in identifying these critical issues:

- Local commercial real estate configuration does not fit the needs of many modern businesses.
- The Southeast lacks the business mix to attract new customers.
- Many residents are under/unemployed.



Commercial building in Fountain Square

Issue 1:

MOST OF THE COMMERCIAL REAL ESTATE IN THE NEIGHBORHOOD IS BUILT-OUT WITH OLDER STRUCTURES THAT DO NOT FIT THE DEMANDS OF CONVENTIONAL MODERN

RETAILERS AND SERVICE BUSINESSES.

Goal 1: Short and Medium Term. High Priority.

Use the neighborhood's historic commercial characteristics to market the Southeast to non-traditional retail and service businesses. Specifically, 1) Improve the appearance of older commercial buildings by offering incentives to building owners to reinvest in their structures, possibly through a neighborhood façade improvement matching fund program, and 2) Provide leasing assistance to building owners—inventory available space and offer easy access information database to the public; master lease unconventional space and sub-lease at traditional terms; coordinate shared parking for commercial areas. *Potential Partners: SEND, FSMA, LISC, INHP, Dept. of Metropolitan Development, ICBOR, IDI, ICC.*

Issue 2:

THE NEIGHBORHOOD LACKS SPECIFIC CONSUMER SERVICES THAT WOULD MAKE IT A MORE CONVENIENT AND APPEALING PLACE TO LIVE, OR WOULD ATTRACT MORE CUSTOMERS FOR EXISTING BUSINESSES.

Goal 2: Short and Middle Term. Medium Priority.

Fill gaps in available services with new businesses. Existing needs appear to be: a drug store, general merchandise store, dry cleaner, video store and/or a restaurant. Specifically, 1) Identify specific gaps in the business mix that are financially feasible to fill using market analysis, 2) Develop a merchandising plan for the commercial areas that identify where opportunities exist to improve the business mix, and 3) Provide smaller business districts with information on vigorously marketing themselves to outside companies that might locate there. *Potential Partners: SEND, neighborhood associations, FSMA, ICC, Dept. of Metropolitan Development Retail Initiative, Convention and Visitors Bureau.*

Issue 3:

MANY RESIDENTS ARE UNDER-EMPLOYED OR UNEMPLOYED IN SPITE OF THE SHORTAGE OF WORKERS IN MANY LOCAL EMPLOYMENT SECTORS.

Goal 3: Short and Medium Term. Medium Priority.

Match residents to existing and future jobs. Specifically, 1) Identify current skill base/employment level of residents through demographic research and events that weigh broad interests, such as a job fair, 2) Identify areas of greatest opportunity for resident employment, 3) Identify effective job training and placement organizations that can link residents to areas of opportunity, and 4) Identify impediments to getting and keeping a job—like the lack of transportation and child care. *Potential Partners: neighborhood associations, SEND, SEMSC, ICC, IEDC, SAVI.*

LAND USE GOALS FOR ECONOMIC DEVELOPMENT

1. MAKE HISTORIC COMMERCIAL NODES MORE MARKETABLE AND ATTRACT NEW BUSINESSES TO THE AREA THROUGH COORDINATED IMPROVEMENT OF BUILDINGS, USE OF MASTER-LEASES, AND IMPROVEMENTS TO PARKING. ALSO ENHANCE THESE AREAS' IMAGES BY ENFORCING SIGN REGULATIONS AND EXPLORING ARCHITECTURAL DESIGN REGULATIONS. FOUR TARGET AREAS FOR COORDINATED DEVELOPMENT WERE IDENTIFIED (SEE MAP):
 - A. FOUNTAIN SQUARE
 - B. EAST STREET (SEVERAL NODES BETWEEN SOUTH STREET AND RAYMOND)
 - C. SHELBY STREET (FROM PROSPECT STREET SOUTH TO RAYMOND)
 - D. ENGLISH AVENUE (SEVERAL NODES BETWEEN STATE AND RURAL)
2. BROWNFIELDS: RESOLVE ENVIRONMENTAL BARRIERS TO DEVELOPMENT AT THE FOLLOWING SITES:
 - A. BEMIS BAG & ADJACENT SHELBY PROPERTY
 - B. TWIN AIRE
 - C. PROPERTY ALONG RAILROAD (SEE MAP)

The land use recommendations developed in 1999 were incorporated in the Amendment of July 17, 2002 (Reference Map of Economic Development Targeted Areas).

Marketing and Communications

The need to market the Southeast as a good place to work and live underscores these Marketing and Communications issues:

- Residents and organizations often don't know what's happening in the area.
- There are few community gatherings.
- Deteriorating property and vandalism hurt our image.
- The Southeast lacks an identifiable name.

Issue 1:

RESIDENTS AND NEIGHBORHOOD ORGANIZATIONS ARE OFTEN UNAWARE OF OPPORTUNITIES AND INITIATIVES GOING ON AROUND THEM.

Goal 1: Short Term. High Priority.

Create a common Southeast newsletter and related web site to keep residents and others informed of local issues. Specifically, 1) Link the newsletter and web site to the newsletters and web sites of other neighborhood groups, and 2) Help neighborhood leaders gain access to personal computers and offer Internet training broadly to residents.

Potential Partners: SUMO, SEND, neighborhood associations, University of Indianapolis

Issue 2:

THERE ARE FEW OPPORTUNITIES FOR RESIDENTS TO GATHER AND CELEBRATE OR TO DRAW NEW PEOPLE INTO THE COMMUNITY.

Goal 2: Short and Medium Term. Medium Priority.

Hold neighborhood events highlighting the best of the community for both residents and visitors. Specifically, 1) Capitalize on the new arts emphasis to create an arts-based event(s) each year, 2) Hold a simple family event—like a kids' parade—for residents to gather around, 3) Attract local residents and suburbanites with area roots through a "homecoming" celebration,

4) Hold house tours of renovated homes, and 5) Recruit volunteers from outside the area to assist in large promotional events, possibly from area corporations or groups like “Ambassadors.” *Potential Partners: FACT, SUMO, FSMA, Murphy Arts Center, Fountain Square Theater, youth-serving agencies, Neighborhood Associations.*

Issue 3:

POOR MAINTENANCE OF PROPERTY AND VANDALISM REFLECT A LACK OF NEIGHBORHOOD PRIDE AMONG MANY RESIDENTS. THIS POOR APPEARANCE HURTS OUR IMAGE TO THOSE INTERESTED IN INVESTING IN OR RELOCATING TO THE SOUTHEAST.

Goal 3: Short and Medium Term. High Priority.

Raise a community sense of pride so residents will care for the neighborhood and outsiders will be attracted to the area. Specifically, 1) Encourage and reward beautification efforts to raise community pride, 2) Sponsor an annual planting day in the spring, 3) Recognize outstanding projects through beautification contests, 4) Emphasize the proud history of the neighborhood. Create a neighborhood history brochure/curriculum and a companion video for neighborhood youth, 5) Create a walking tour brochure, 6) Explore holding organized tours of renovated neighborhood homes, and 7) Enlist area churches, businesses, schools and the media to tout the Southeast’s best features. *Potential Partners: SUMO, SEND, Neighborhood Associations, Keep Indianapolis Beautiful, Extension agent, HLFi, IHPC, University of Indianapolis.*

Issue 4:

VARIOUS GROUPS ARE INCONSISTENT IN NAMING THE AREA WHERE WE LIVE AND WORK WHEN THEY ARE COMMUNICATING WITH NON-RESIDENTS. IT IS DIFFICULT TO SEND A CLEAR MESSAGE THROUGH ALL OF THE ACTIVITIES LISTED ABOVE WITHOUT A CONSENSUS AROUND WHAT WE CALL THE NEIGHBORHOOD TO OUTSIDERS.

Goal 4: Short Term. Low Priority.

Explore the possibility of creating an external marketing name for the area, such as: Greater Fountain Square, The Near Southeast Side, or Southeast.

Potential Partners: SUMO, SEND, Neighborhood Associations, INRC.

Education

The task force identified three Education issues:

- There is not sufficient day care service in the Southeast.
- Too many youth drop out of high school.
- Many adults do not take advantage of post-high school educational opportunities.



Indianapolis Public Schools, William McKinley Elementary #39, 1733 Spann Avenue

Issue 1:

THERE IS INSUFFICIENT DAY CARE IN THE COMMUNITY, ESPECIALLY FOR UNDEREMPLOYED ADULTS AND ADULTS WHO ARE MOVING FROM WELFARE TO WORK.

Goal: Medium Term. High Priority.

Create a safe day care center that would provide for the educational and other needs of our youngest citizens. Link it to a site for unemployed and/or undereducated parents who seek training for employment. Specifically, 1)

Initially enter day care field through after-school programs and pre-school prep. programs such as Head Start, 2) Centralize day care by locating it in an existing structure, possibly in the Fountain Square area, 3) Encourage local colleges and proprietary schools to offer adult classes in the neighborhood, possibly in the same building as the day care center, and 4) Use the day care center as a site for apprenticeships/work experience for adults interested in the field of early childhood development. *Potential Partners: None identified.*

Issue 2:

TOO MANY AREA YOUTH DO NOT COMPLETE THEIR HIGH SCHOOL EDUCATION AND BECOME A BURDEN, INSTEAD OF AN ASSET, TO THE COMMUNITY.

Goal: Long Term. High Priority.

Reduce the teenage dropout rate in the Southeast. Specifically, 1) Create or attract pre-school programs to better-prepare children for school, 2) Encourage area businesses, schools, churches, etc., to create a mentoring program with a career and educational focus, 3) Offer area youth an apprenticeship program closely linked to completing a high school diploma, 4) Offer other incentives to young people--like off-site tutoring, alternatives to suspension and expulsion, and more after-school programs--that encourage them to stay in school, and 5) Explore the advantages of alternative education—like charter schools--as a means of keeping young people in school. *Potential Partners: Indianapolis School Board, IPS, youth-serving agencies, churches, businesses, Neighborhood Associations.*

Issue 3:

MANY SOUTHEAST RESIDENTS DO NOT TAKE ADVANTAGE OF ADULT LEARNING OPPORTUNITIES IN INDIANAPOLIS.

Goal: Medium Term. High Priority.

Advanced and other kinds of education need to be made more accessible to area residents. Specifically, 1) Survey the adult community to determine local interest in, and need for, different kinds of learning: job training

and readiness, college level courses, leisure learning, etc., 2) Include possible impediments to formal education, like the need for financial support, transportation, child care, 3) Include questions on current learning opportunities and institutions. Identify gaps that need to be closed to make them accessible, and 4) When local needs have been determined, ask state institutions of higher learning, technical schools, job training programs and/or area colleges to: a) offer classes in targeted neighborhood locations or easily accessible sites; b) target their offerings to the real market; and c) inform potential students of financial and other supports that may be available to them. *Potential Partners: University of Indianapolis, other universities, technical schools, Multi-service Center, Area Agency on Aging, neighborhood associations.*

Public Safety

The task force has targeted four related public safety issues:

- Police presence in the community should be increased.
- Some residents view the police with fear or suspicion.
- We need better communication between neighborhood associations and IPD.
- Both residents and IPD don't see good results from the justice system.



INDIANAPOLIS POLICE DEPARTMENT - SOUTH DISTRICT, 1150 SOUTH SHELBY STREET

Issue 1:

POLICE PRESENCE NEEDS TO BE INCREASED IN THE COMMUNITY.

Goal 1: Short and Medium Term. High Priority.

Obtain funding for increased officer overtime through programs like Weed and Seed and CDBG (**Short Term**) and explore the possibility of marketing home ownership in the area to police officers (**Medium Term**). *Potential*

Partners: IPD, DMD, SUMO, Neighborhood Associations, SEND, local banks, HUD.

Issue 2:

LOCAL RESIDENTS OFTEN VIEW POLICE WITH SUSPICION AND/OR FEAR.

Goal 2: Short Term. Ongoing.

Raise resident awareness of police procedures, i.e. what to expect from an officer in various situations **(Ongoing. High Priority)**.

Initiate a coordinated effort to get more police officers involved in, and increase neighborhood marketing of relationship-building activities, such as: 1) Boy Scouts Law Enforcement Explorer program, 2) Pairing police mentors with at-risk youth through church or neighborhood organization programs, 3) A summer camp for troubled youth managed by police and focused on fun and serious activities, 4) A school visit program to encourage officers to drop in at neighborhood schools, and 5) Park Ranger cadet program **(Short Term. Medium Priority)**. *Potential Partners: IPD, Neighborhood Associations, IPS, DPR.*

Offer a neighborhood orientation program for new officers so they get to know the positive efforts in the area and the residents on an informal level **(Short Term. High Priority)**. *Potential Partners: IPD, DPR, IPS, Boy Scouts of America, DMD, SUMO, SEND, Prosecutor's office, local banks, INHP, Neighborhood Associations, social service agencies.*

Issue 3:

IMPROVE INDIANAPOLIS POLICE DEPARTMENT/NEIGHBORHOOD ASSOCIATION COMMUNICATION.

Goal 3:

Improve neighborhood association/IDP communication networks through increased two-way personal interaction between local groups and designated IDP officers, DPR rangers and probation officers **(Ongoing)**.

High Priority). *Possible Partners: IPD, DPR, SUMO, Neighborhood Associations, SEND, Crime Stoppers, Prosecutor's office, County Courts.*

Train residents to relate to the 911 communications center (**Short Term. High Priority**).

Expand the number of crime watch blocks, possibly by offering an Internet-linked computer system for all block captains (**Middle Term. High Priority**).

Conduct neighborhood marketing of rewards to expand use of tip lines, like Crime Stoppers (**Short Term. Low Priority**).

Possibly implement a Cell Watch program (**Short Term. Medium Priority**).

Ask prosecutor's office to train landlords on screening tenants (**Short Term. Medium Priority**).

Create Internet access to crime records for neighborhood groups (**Long Term. Low Priority**).

Issue 4:

BOTH RESIDENTS AND IPD OFTEN DON'T SEE GOOD RESULTS FROM THE CRIMINAL JUSTICE SYSTEM.

Goal 4:

Establish a Community Court to serve the Southeast area (**Short Term. High Priority**). *Possible Partners: SEND, SUMO, Neighborhood Associations, IPD, County Courts, Prosecutor's office.*

Include a "Watch Dog" crime and court action awareness insert in the new community newsletter and on the website (See Marketing and Communications). On a regular basis, use this insert to cover crime issues of interest to residents. Make sure residents are aware when convictions are achieved for neighborhood crimes. (**Short Term. Medium Priority**).

Explore expanding Court Watch and Case Watch efforts, or at least widen the use of community impact statements by neighborhood groups (**Short Term, Ongoing. High Priority**).

Family Development

The task force is targeting four Family and Development issues:

- Child abuse and neglect damage the future of youth, families, and the neighborhood.
- Local residents are often unaware of available services and supports.
- New Southeast residents often don't feel included in community life.
- The Southeast has few anchor institutions to give people a sense of belonging.

Issue 1:

CHILD ABUSE AND NEGLECT ARE DEGRADING OUR SOCIAL FABRIC AND SEVERELY LIMITING THE ABILITY OF OUR COMMUNITY TO MAKE THE BEST OF OUR HUMAN POTENTIAL. As A COMMUNITY WE WOULD LIKE TO EXPRESS A COMMITMENT TO VALUE AND PROTECT CHILDREN, AS THEY CANNOT DEFEND THEMSELVES.

Goal 1: (Short Term. High Priority.)

Unite the neighborhood associations to work with and support the City of Indianapolis in efforts to strengthen and expand the Child Protection Agency and coordinate the work of other agencies and organizations concerned with child protection and advocacy. *Potential Partners: Marion County Family Advocacy Center, Inc., Breaking Free, Inc., Family Advocacy Center, Stopover, SEND, SUMO, Neighborhood Associations.*

Goal 2: (Middle Term. High Priority.)

Raise the community's awareness about what child abuse and neglect are. Inform the community on what individuals can do if they suspect child abuse or neglect. Impress upon the community the importance of early intervention in child abuse and neglect cases before permanent damage is done to children. *Potential Partners: Marion County Family Advocacy Center, Inc., Breaking Free, Inc., Family Advocacy Center, Stopover, SEND, SUMO, Child Abuse Hotline, IPS Schools, Neighborhood Associations.*

Goal 3: (Long Term. High Priority.)

Offer positive, ongoing education and helpful support/counseling for troubled families. *Potential Partners: Marion County Family Advocacy Center, Inc., Breaking Free, Inc., Family Advocacy Center, Stopover, SEND, SUMO, Child Abuse Hotline.*

Goal 4: (Long Term)

Improve Youth awareness on their rights to advocate for themselves and other children. *Potential Partners: Marion County Family Advocacy Center, Inc., Breaking Free, Inc., Family Advocacy Center, Stopover, SEND, SUMO, Child Abuse Hotline, IPS Schools.*

ISSUE 2:

MANY RESIDENTS IN THE SOUTHEAST AREA COULD ENHANCE THEIR QUALITY OF LIFE IF THEY BECAME AWARE OF THE SUPPORTS AND SERVICES AVAILABLE TO THEM FOR IMPROVED LITERACY, JOB-SEEKING AND JOB PLACEMENT, SELF-IMPROVEMENT AND PARTICIPATION IN COMMUNITY ACTIVITIES.

Goal 1: (Short Term, Ongoing. High Priority.)

Assist residents in connecting to local services and supports. 1) Develop a Resource Book that identifies services and contact people who are part of the Southeast community. The Book will include social service and other agencies serving the neighborhood, as well as attorneys, doctors, dentists, case managers and social workers. 2) Introduce the Resource Book to churches, libraries, restaurants, bars, police stations, retail stores and other places where people gather in the Southeast. 3) Disseminate the Resource Book through neighborhood associations to local residents and others. Make a special effort to reach youth and the elderly. 4) Use information gleaned from the outreach to refer local residents to agencies that could meet their needs. *Potential Partners: Multi-service Center, social service agencies, local churches, businesses, schools and libraries, Neighborhood Associations*

ISSUE 3:

OUR NEIGHBORHOODS HAVE MANY NEW RESIDENTS WHO MAY NOT FEEL FULLY INCLUDED IN COMMUNITY LIFE.

Goal 2: (Ongoing. High Priority.)

Increase our outreach to diverse populations, e. g. people who speak Spanish, African Americans, and others. 1) Offer English as a Second Language classes to residents who speak only Spanish. Offer Spanish classes to residents who speak only English. 2) Bring leaders of the Hispanic, African American, and other minority communities into the strategic planning process and let them determine what the needs of their fellow citizens are. 3) Offer social activities that highlight the ethnic diversity of the community. 4) Develop at least annual “Family Fests” that are localized within the neighborhoods that make up the Southeast area and that celebrate pride in the community. Coordinate these Fests with other planned community celebrations (See *Marketing and Communications.*). *Potential Partners: St. Patrick’s Church, Neighborhood Associations, Hispanic Education Center, Multi-service Center, SUMO, SEND, local universities*

Issue 4:

OUR NEIGHBORHOODS HAVE LIMITED ANCHOR INSTITUTIONS LIKE SCHOOLS AND CHURCHES TO GIVE RESIDENTS A SENSE OF BELONGING IN THE COMMUNITY.

Goal 3: (Ongoing. Medium Priority.)

Reach out to residents in the Southeast who are isolated from their community. Specifically, 1) Use churches, police, schools and neighborhood associations to rebuild neighborhood institutions, 2) Encourage peer-to-peer connections through the youth development programs, sports, 4-H Club, racing, Boy and Girl Scouts and the arts, 3) Identify “heroes” in sports, music or other arts, originally from the neighborhood, to come back to the community, 4) Obtain a person or group to be the broker for resources and information on the development of social capital in the neighborhoods (i.e. a community organizer), 5) Train agency staff and neighborhood associations to be more committed

and sensitive to people who use or should use their services, 6) Enhance neighborhood associations' knowledge of community building, and 7) Help neighborhood associations (where present) to develop block clubs that encourage social interaction and neighborliness, as well as issue-related action. Develop a "foster grandparent" program within local social service agencies and churches, in partnership with neighborhood associations.

Potential Partners: SUMO, neighborhood associations, 4H Club, Boys and Girls Club, Girls Inc., Fountain Square Theater, Murphy Arts Center, Foster Grandparents, SEND, Multi-service Center.

Infrastructure

Most of the Southeast was developed around the turn of the Century or earlier, leaving an infrastructure that is widely outdated and crumbling. These infrastructure goals are more detailed than the other issue areas contained in this plan due to the specific nature of the problems. The task force felt that, due to their interrelationship, the issues and goals should be presented in this format. Like a domino effect, the successful completion of many of these goals in a carefully orchestrated sequence will minimize their cost and achieve the greatest benefit over the longest period of time.



Fletcher Avenue bridge over I-65, looking north

Issue 1: SIDEWALKS AND CURBS

IN SPITE OF RECENT CITY EFFORTS TO REPLACE DETERIORATED SIDEWALKS AND CURBS IN THE NEIGHBORHOOD, THERE REMAIN MILES OF SEVERELY DETERIORATED CURBS AND SIDEWALKS THAT ENDANGER PEDESTRIANS AND CAUSE VISUAL BLIGHT.

Goal 1: Medium Term. High Priority.

Replace deteriorated curbs and sidewalks on primary streets. 1) Meet with City officials to create a formal prioritized plan for sidewalk upgrades. 2) Work with all neighborhood groups to create a prioritized plan for sidewalk replacement. 3) Ensure that sidewalks are ADA compliant with priority given to areas with nearby public services or elderly housing. 4) Coordinate priorities for sidewalks with sewer repairs to ensure storm intakes are simultaneously repaired. *Potential Partners: Neighborhood Associations, SUMO, SEND, DCAM, City Council Representative.*

Goal 2: Medium Term. Medium Priority.

Replace deteriorated curbs and sidewalks on secondary (residential) streets as funds are available beyond thoroughfare upgrades. 1) Meet with City officials to create a formal prioritized plan for sidewalk upgrades. 2) Work with all neighborhood groups to create a prioritized plan for sidewalk replacement. 3) Ensure that sidewalks are ADA compliant with priority given to areas with nearby public services or elderly housing. 4) Coordinate priorities for sidewalks with sewer repairs to ensure storm intakes are simultaneously repaired. *Potential Partners: Neighborhood Associations, SUMO, SEND, DCAM, City Council Representative.*

ISSUE 2: IMAGE ENHANCEMENT

THE IMAGE OF THE COMMUNITY TO POTENTIAL INVESTORS AND VISITORS IS MARRED BY THE NEGLECT OF MAJOR COMMUNITY STREET AND INTERSTATE ENTRIES AND THE THOUGHTLESS DESIGN/MODIFICATION OF SIGNS AND BUILDINGS.

Goal 1: Short Term. Medium Priority.

Signs: 1) Identify the unprofessional signs which project a negative image. 2) Identify the appropriate City department(s) involved with sign enforcement. 3) Develop a plan and timetable to achieve compliance. *Potential Partners: AIA, City Planning, Neighborhood Associations, SUMO, SEND, DCAM, City Council Representative*

Goal 2: Medium Term. Medium Priority.

Architectural Expression: Reduce unattractive alterations to the exterior

of building and homes by forming a design committee of property owners, residents, city planners, and the Indiana Chapter of American Institute of Architects to develop design guidelines for new construction and remodeling in each area of the neighborhood. *Potential Partners: AIA, City Planning, Neighborhood Associations, SUMO, SEND, DCAM, City Council Representative*

Goal 3: Medium Term. High Priority.

Primary Entryways: Upgrade the appearance of the primary entries to the neighborhood. Entry improvements should be included in the design guidelines created with the assistance of the AIA.

Interstate Ramps: 1) Improve trash removal, grass and weed cutting, and fencing repairs by rejuvenating and expanding the 1998 program of the Indiana Highway Commission to beautify the inner city interchanges and fence line. 2) Promote and financially support an “Adopt an Area” program for the interstate. 3) Coordinate informational signage and surrounding landscaping for all area entry ramps.

Main City Street Entries: 1) Ensure that curbs, sidewalks, bridges, and right-of way is in excellent condition at entry points to the neighborhood. 2) Promote and financially support an “Adopt an Area” program for the street entries. 3) Coordinate informational signs and surrounding landscaping for with all area street and interstate entries.

Potential Partners: AIA, City Planning, Neighborhood Associations, SUMO, SEND, DCAM, City Council Representative

ISSUE 3: TRAFFIC FLOW.

RESIDENTS ARE CONCERNED ABOUT INCREASING TRAFFIC FLOW AND POSSIBLE CONGESTION IN KEY AREAS OF NEIGHBORHOOD, ESPECIALLY WHERE ECONOMIC DEVELOPMENT IS ATTRACTING INCREASED TRAFFIC.

Goal 1: Medium Term. Medium Priority.

Ensure that the primary ingress and egress points to the area have the

capacity to handle increased traffic generated by adjacent new office and sporting developments. *Potential Partners: Neighborhood Associations, SUMO, SEND, DCAM, City Council Representative.*

Planning: Initiate traffic studies with the City of Indianapolis to determine impact of development and plan for safe accomadation.

Pedestrian Access: 1) Ensure that safe and convenient pedestrian access is maintained between the neighborhood and Downtown. 2) Ensure that pedestrian crossings are safe and accessible to the disabled within the neighborhood.

ISSUE 4: SEWERS

THE AGE OF THE COMBINED SEWER SYSTEM COULD BE A DETERRENT TO FUTURE DEVELOPMENT AND A FINANCIAL STRAIN ON CURRENT RESIDENTS TO REPAIR ON A CASE-BY-CASE BASIS.

Goal 1: Medium Term. Low Priority.

Sanitary Sewers: Develop a systematic, section by section, assessment of the Entire system at the onset instead of doing emergency repairs during individual developments. 1) Work with the City of Indianapolis to adopt a plan that will systematically replace the most deteriorated combined sewer sections with new split systems. 2) Coordinate this effort with other structure-related projects to avoid tear-ups of recent new construction and thereby reduce the cost. *Potential Partners: Neighborhood Associations, SUMO, SEND, DCAM, City Council Representative, FSMA, IACC.*

Goal 2: Long Term. Medium Priority.

Storm Sewers: 1) Reduce the incidence of street flooding due to clogged storm sewers. 2) Repair missing or sunken intake grates which create dangerous flooding. 3) Eliminate the drainage of untreated sewage into Pleasant Run Creek during storms. 4) Integrate this issue into the sewer replacement plan to be developed with the City of Indianapolis. *Potential Partners: Neighborhood Associations, SUMO, SEND, DCAM, City Council Representative, FSMA, IACC.*

ISSUE 5: SIDE STREETS

MANY SIDE STREETS ARE DAMAGED DUE TO WEATHER, TRAFFIC, AND LONG-TIME NEGLECT, IMPEDING TRAFFIC AND CREATING DRAINAGE PROBLEMS WHERE SURFACE HAS BEEN PAVED UP TO THE CURB TOP.

Goal 1: Medium Term. Low Priority.

Paved surfaces: 1) Develop a plan prioritizing side streets to be repaired in coordination with other neighborhood infrastructure issues. Repaving should be coordinated with other infrastructure improvements such as new curbs, sidewalks, and sewers to limit the disruption of each project. 2) Determine specific areas where brick gutters should be saved and eliminate where they can not be properly maintained.

Goal 2: Medium Term. Medium Priority.

Create a plan to ease residential street traffic/parking congestion due to increasing number of vehicles. Assess current street widths and on-street parking patterns and determine ways to reduce unsafe street congestion. 1) Upgrade alleys to encourage increased off-street parking, 2) Explore widening streets where possible to allow parking and traffic flow, 3) Where necessary, limit on street parking to one side of street, 4) Explore increased use of one-way streets where other solutions fail to solve parking/traffic passage problems. *Potential Partners: Neighborhood Associations, SUMO, SEND, DCAM, DMD Planning, City Council Representative.*

ISSUE 6: STREET LIGHTING

CURRENT STREET LIGHTING IS OFTEN POORLY MAINTAINED INADEQUATE, AND INAPPROPRIATELY DESIGNED FOR HISTORIC PORTIONS OF THE NEIGHBORHOOD. LOW LEVELS OF LIGHT SEEM TO CORRESPOND WITH INCREASED VANDALISM, THEFT, AND ACCIDENTS.

Goal 1: Ongoing. High Priority.

Provide adequate lighting in all areas of the neighborhood. 1) Increase levels of street lighting based on needs identified in a comprehensive

lighting assessment of the neighborhood. 2) Encourage residents to install alley lighting through IPL program. Explore creation of lighting endowment to pay for such lighting in key areas. *Potential Partners: Neighborhood Associations, SUMO, SEND, DCAM, IPL, DMD Planning, City Council Representative.*

Goal 2: Long Term. Low Priority.

Install appropriate street lighting in historic areas of the neighborhood. *Potential Partners: Neighborhood Associations, SUMO, SEND, DCAM, IPL, DMD Planning, City Council Representative.*

Issue 7: ALLEYS

THE MAJORITY OF ALLEYS ARE CONGESTED AND IN VERY POOR CONDITION, ATTRACTING TRASH AND DISCOURAGING AUTO ACCESS AND PARKING.

Goal 1: Medium Term. Medium Priority.

Create a prioritize list of alleys in need of repair as part of infrastructure plan. 1) Prioritize high-demand areas of heavy residential use in infrastructure plan. 2) Obtain commitment of public funds to make alley repairs. *Potential Partners: Neighborhood Associations, SUMO, SEND, DCAM, DMD Planning, City Council Representative, Mayor's Office.*

Goal 2: Ongoing. Low Priority.

Coordinate alley repairs with other improvements. 1) Coordinate alley repairs with sewer upgrades and increased alley lighting. 2) Organize residents clean refuse, remove deteriorated garages, and create parking areas in conjunction with alley paving. *Potential Partners: Neighborhood Associations, SUMO, SEND, DCAM, DMD Planning, City Council Representative, Mayor's Office.*

Issue 8: GAS, WATER, UTILITIES

DUE TO THE EXTREME AGE OF MANY GAS, SEWER, AND WATER LINES, THERE IS CONCERN THAT NEW DEVELOPMENT CAN NOT BE ACCOMMODATED IN ALL PARTS OF THE NEIGHBORHOOD.

Goal 1: Medium Term. Medium Priority.

Commercial/Industrial Capacity: Communicate medium and long-term development plans to the utility companies to ensure that capacity exists to support future development. *Potential Partners: Neighborhood Associations, SUMO, SEND, DCAM, IPL, Citizens Gas, IWC, DMD Planning, City Council Representative.*

Goal 2: Medium Term. Medium Priority.

Residential Capacity: 1) Communicate medium and long-term development plans to the utility companies to ensure that capacity exists to support future development. 2) Work with utility companies to ensure that the installation of individual home upgrades do not damage adjacent sidewalks and alleys. *Potential Partners: Neighborhood Associations, SUMO, SEND, DCAM, IPL, Citizens Gas, IWC, DMD Planning, City Council Representative.*

Issue 9: BROWNFIELDS

ENVIRONMENTALLY CONTAMINATED LAND IS UNAPPEALING TO DEVELOPERS DUE TO POTENTIAL LIABILITY ISSUES. CONSEQUENTLY, KEY COMMERCIAL PROPERTIES ARE ABANDONED OR UNDER-USED, CAUSING BLIGHT.

Goal 1: Short Term. High Priority.

List All Neighborhood Brownfields: Create a comprehensive list of all brownfields through work with all levels of government and field surveys. *Potential Partners: Neighborhood Associations, SUMO, SEND, DPW, IDEM, DMD, IEDC, Commercial Brokers.*

Goal 2: Medium Term. Medium Priority.

Plan for Redevelopment: Create redevelopment strategy for each brownfield site. *Potential Partners: Neighborhood Associations, SUMO, SEND, DPW, IDEM, DMD, IEDC, Commercial Brokers.*

Goal 3: Ongoing. Low Priority.

Offer incentives for Redevelopment: Access or create incentives to spur property owners to take steps necessary clear-up environmental issued inhibiting redevelopment. *Potential Partners: Neighborhood Associations, SUMO, SEND, DPW, IDEM, DMD, IEDC, Commercial Brokers.*

LAND USE GOALS FOR INFRASTRUCTURE

1. **SIDEWALKS & CURBS:** CREATE AND ANNUALLY UPDATE A MASTER MAP PRIORITIZING SIDEWALK/CURB REPAIRS NEEDED, AND AGGRESSIVELY COMMUNICATE THESE PRIORITIES WITH THE CITY.
2. **NEIGHBORHOOD ENTRIES:** ENHANCE APPEARANCE OF PRIMARY ENTRYWAYS INTO THE COMMUNITY THROUGH LANDSCAPING, SIGNAGE, AND BRIDGE BEAUTIFICATION (SEE ATTACHED MAP OF KEY ENTRIES).
3. **TRAFFIC FLOW:** ENSURE INCREASED TRAFFIC CAUSED BY NEW DEVELOPMENT DOES NOT UNNECESSARILY CONGEST AREA, INCREASE NOISE LEVELS, OR ENDANGER RESIDENTS.
 - A. **STUDY** WAYS TO IMPROVE **EAST STREET** TRAFFIC FLOW WITHOUT THE NEED FOR ACQUISITION AND DEMOLITION OF ALL PROPERTIES ON ONE SIDE OF THE STREET.
 - B. **STUDY** WAYS TO CALM AUTO TRAFFIC IN **FOUNTAIN SQUARE** COMMERCIAL AREA TO INCREASE PARKING AND EASE PEDESTRIAN USE.
 - C. **REMOVE** RUSH HOUR PARKING RESTRICTIONS IN KEY BUSINESS AREAS AND RESIDENTIAL AREAS WITH INADEQUATE OFF-STREET PARKING (SEE ATTACHED MAP OF AREAS TO MODIFY).
4. **SIDE STREETS AND ALLEYS:** CREATE DEMONSTRATION AREAS FOR IMPROVING PARKING AVAILABILITY THROUGH MORE EFFICIENT USE OF ALLEYS. **TARGET AREA** EFFORTS WILL INCLUDE:
 - A. **COORDINATE** AGGRESSIVE REMOVAL OF INOPERABLE VEHICLES.
 - B. DETERIORATED GARAGE DEMOLITION.
 - C. CREATION OF SHARED PARKING PADS.
 - D. INSTALLATION OF PARKING BUMPERS.
 - E. REPAVING OF ALLEYS.
5. **STREET LIGHTING:**
 - A. **CREATE** AND ANNUALLY UPDATE A MASTER MAP FOR **SOUTHEAST AREA**

- PRIORITIZING INCREASED STREET LIGHTING IN AREAS EXPERIENCING MORE CRIME.
- B. INSTALL HISTORIC-TYPE, PEDESTRIAN-SCALED STREET LIGHTING IN DESIGNATED HISTORIC DISTRICTS.

The land use recommendations developed in 1999 were incorporated in the Amendment of July 17, 2002 (Reference Map of Public Space and Infrastructure Projects).

APPENDIX

Glossary of Acronyms

AIA – American Institute of Architects
DCAM – Department of Capital Asset Management
DMD – Department of Metropolitan Development
DPR – Department of Parks and Recreation
FSMA - Fountain Square Merchants Association
ICC – Indianapolis Chamber of Commerce
IDI – Indianapolis Downtown Inc.
IEDC – Indianapolis Economic Development Corporation
IFD – Indianapolis Fire Department
INHP – Indianapolis Neighborhood Housing Partnership
INRC – Indianapolis Neighborhood Resource Center
IPD – Indianapolis Police Department
IPL – Indianapolis Power and Light
IPS – Indianapolis Public Schools
SEMSC – Southeast Multi-Service Center
SEND – Southeast Neighborhood Development
SUMO – Southeast Umbrella Organization

Southeast Community Planning Task Force

Due to the number and variety of meetings and formats, the task force is unable to recognize every individual who participated in the planning process. However, the following organizations had at least one (and often many more) representative active in this planning process.

Neighborhood Organizations Represented:

Bates-Hendricks Neighborhood Association
Fletcher Place Neighborhood Association
Fountain Area Community Team
Fountain Square Merchants Association
Fountain Square South Neighborhood Association
Friends of Historic Fountain Square
Garfield Neighbors
National Road Business Association
Old Southside Concerned Neighbors
Southeast Community Organization
Southeast Umbrella Organization

Community Development/ Social Service Organizations Represented:

Boys and Girls Clubs
Cottage Corner Health Center
Fletcher Place Community Center Girls, Inc.
Healthnet
Historic Landmarks Foundation of Indiana
Indianapolis Downtown, Inc.
Indianapolis Economic Development Corporation
Indianapolis Neighborhood Housing Partnership
IPS Schools 28 and 39
Kids, Inc.
Local Initiatives Support Corporation
Salvation Army
Shepherd Community Church
Southeast Multi-Service Center
Southeast Neighborhood Development
University of Indianapolis

Religious Organizations Represented:

Calvary Tabernacle
Calvary United Methodist Church
Emmanuel United Church of Christ
Fountain Square Church of Christ
Horizon Christian Fellowship
New Birth Ministries
Prince of Peace Church
Victory United Methodist Church
St. Patrick Church

Businesses Represented:

American Hardware
Baker and Daniels
Bank One
Citizens Gas and Coke Utility
Cruz Cell
Dave's Detail
Eli Lilly and Company

Factors, Inc.
Farm Bureau Insurance
Fountain Emporium
Fountain Square Theatre Building
Hothouse Galleries
Michael McCormick, CPA
Powerhouse Technologies
Publicis
Robert W. Kruse & Associates
Subway

Public Agencies Represented:

City of Indianapolis
 Department of Metropolitan Development
 Department of Capital Asset Management
 Historic Preservation Commission
 Indianapolis Police Department
 Indianapolis Parks and Recreation
Marion County
 Health and Hospital Corporation

AMENDMENT OF JULY 17, 2002

In 2001, the Southeast community inquired into the possibility that the City of Indianapolis recognize “The Southeast Indianapolis Community Strategic Plan”. Recognizing the Strategic Plan would set forth development policies in a “comprehensive plan”, as stated by Indiana law.

Staff review of the Strategic Plan showed some research of current conditions was conducted through community participation. However, the three required elements recognizing the Strategic Plan, as stated in IC 36-7-4-500, were missing. The elements are:

1. A statement of objectives for the future development of the jurisdiction.
2. A statement of policy for the land use development of the jurisdiction.
3. A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

Staff at the City of Indianapolis embarked on a process to supplement the “Southeast Indianapolis Community Strategic Plan” by organizing efforts to complete the three required elements. Over a series of three community meetings, the following text was discussed, and then policies developed, to guide future decisions for development in the Southeast community. The land use recommendations developed in 1999 were incorporated in the amendment.

SEND Development Issues - August, 2001

The following issues were presented for community discussion. It is important to note that Current Zoning was extracted from the most recent information. Comprehensive Plan Recommendations were obtained from the Marion County Comprehensive Plan, 1977. Proposed Zoning and Recommendations were derived from the most recent information and analysis.

Low Density Residential = 2 to 5 units per acre. The D8 zoning classification is appropriate in some areas zoned D5 that are experiencing renewal.

For clarification, a "dwelling unit" is defined as a house, apartment, mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters or; if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from outside the building or through a common hall.

KEY:

Site ▲ Location ▲ Comments ▲ Current Zoning* ▲ Proposed Zoning* ▲ Comprehensive Plan Recommendations* ▲ RECOMMENDATIONS*

1. ▲ Area bordered by Southeastern Avenue/Conrail RR tracks, I-65, English Avenue, and State Avenue ▲ Heavy industrial dominates this area. A majority of the adjacent residential is zoned industrial. A concentration of vacant land exists ▲ D8, C1, I2U, I3U, I4U, and SU-1 ▲ D8 and SU-1 ▲ High Density Urban Residential, Light Industrial, and General Industrial ▲ Promote residential renewal by rezoning D8 (residential renewal).

2. ▲ Southeastern Avenue from Walcott Street to Harlan Street ▲ Commercial zoning in residential area. Building conditions are favorable for continued residential uses ▲ C1 and C3 ▲ D5 ▲ Low Density Urban Residential ▲ Rezone area to D5 (Low Density Residential).

3. ▲ Area in proximity of Southeastern Avenue, Keystone Avenue, English Avenue, and Trowbridge Street ▲ Commercial zoning in residential land uses. Building conditions are questionable as to the future of residential uses. Conditions of commercial are slightly better ▲ C1, C3, and C4 ▲ D5 ▲ Low Density Urban Residential ▲ Rezone C1 and C3 areas to D5.

4. ▲ Two residential areas south of Washington Street, north of Conrail RR tracks, and between Tacoma Avenue and Sherman Drive ▲ Industrial zoning in residential and commercial land uses. Building conditions vary widely and are an important consideration ▲ I3U ▲ D5 and C3 ▲ General Industrial and Commercial Cluster ▲ Concentrate residential zoning in established areas, likewise for commercial uses. Between Oxford Street and Rural Street, concentrate residential.

5. ▲ Area bordered by Fletcher Avenue, Conrail RR tracks, Pleasant Run, and State Avenue ▲ High density of buildings needing rehabilitation. Zoning appropriate over the majority of site. C-4 zoning along Prospect Street needs to be examined closer. A concentration of vacant buildings exist ▲ D5, D8, C1, C3, C4, I3U, PK-1 and SU-1 ▲ D5, C1, C3, C4 (closer examination), I3U, PK-1 and SU-1 ▲ Low Density Urban Residential, Medium Density Urban Residential, Commercial Cluster, and General Industrial ▲ Target residential rehabilitation and concentrate residential zoning in established areas along Prospect Street.

6. ▲ Prospect Street between Shelby Street and State Avenue ▲ Inappropriate zoning in a neighborhood commercial area that is abutting residential uses. Building conditions vary widely from excellent to major rehabilitation ▲ C4, C5, and I3U ▲ D5 and C3 ▲ Low Density Urban Residential and Commercial Cluster ▲ Concentrate appropriate commercial zoning in established areas, likewise for residential uses. Residential zoning is recommended east of Spruce Street.

7. ▲ Shelby Street from English Avenue to Prospect Street and Virginia Avenue from Woodlawn Avenue to I-65 ▲ Inappropriate zoning in a

neighborhood commercial area that is abutting residential uses ▲ C5 ▲ D5, C3, C3C, and SU-1 ▲ Low Density Urban Residential, Medium Density Urban Residential, High Density Urban Residential, and Commercial Cluster ▲ Concentrate appropriate commercial zoning in established areas, likewise for residential and special uses.

8. ▲ Area in proximity of New Jersey Street/Lincoln Street and Alabama Street/Lincoln Street ▲ Inappropriate zoning in an area that is primarily residential. Building conditions vary from excellent to minor rehabilitation ▲ C1 ▲ D5 ▲ Low Density Urban Residential ▲ Preserve low density residential by rezoning area to D5.

9. ▲ East Street corridor from Beecher Street to Sanders Street ▲ Residential uses dominate this area that is zoned commercial. Building conditions need attention to continue residential presence ▲ C1 and C3 ▲ D5, C1, and C3 ▲ Low Density Urban Residential ▲ Concentrate appropriate commercial zoning in established areas, likewise for residential uses.

10. ▲ Area bordered by Pleasant Run, State Avenue, Van Buren Street, and I-65 ▲ High density of buildings needing rehabilitation. Zoning appropriate over the majority of site. A concentration of vacant buildings exists ▲ D5, C1, C3, I3U, SU-1, and SU-6 ▲ D5, C1, C3, I3U, SU-1, and SU-6 ▲ Low Density Urban Residential and General Industrial ▲ Target residential rehabilitation.

11. ▲ Area bounded by Pleasant Run, Keystone Avenue, and Churchman Avenue ▲ Area with a concentration of vacant land. Residential and industrial uses also exist. Historically, an area with a mix of these uses ▲ D5, C1, C4, I3U, and SU-34 ▲ D5 and I3U ▲ Low Density Urban Residential and General Industrial ▲ Heavy Industrial zoning from 800' north of Minnesota Street south to Minnesota Street. Remaining area to be zoned residential.

12. ▲ Area between Shelby Street, Pleasant Run Parkway South Drive, Beecher Street, and LeGrande Avenue ▲ D8 zoning in an area that is primarily vacant. This D8 zoning is isolated from other renewal efforts ▲ D8 ▲ D5 ▲ Low Density Urban Residential ▲ High Density Residential renewal is proposed for City owned property. Brownfield funding for cleanup being sought.

13. ▲ Two areas within the boundaries of Pleasant Run Parkway North Drive, Beecher Street, Madison Avenue, and Raymond Street ▲ Residential areas surrounded by industrial. Building conditions in the western most area needs attention ▲ D5, C1, C3, and I4U ▲ D5, C3, and I3U ▲ General Industrial ▲ Balance the preservation of existing residential with available resources and building conditions.

The purpose of land use and zoning discussions is two fold. 1) Land use and zoning discussions (physical development of the community) are tied to the analysis of issues; and 2) Communicates the direction of future development in the community to the Metropolitan Development Commission and property developers. The latter does not mean a property owners rights are restricted.

Land Use Plan Definitions

The following section describes land use categories recommended in the Land Use Plan for the SEND neighborhood.

1. Low Density Residential

- ◆ Typically 2 to 5 dwelling units per acre. Single family dwellings.

2. Medium Density Residential

- ◆ Typically 5 to 15 dwelling units per acre. Multiple family dwellings no more than 2 stories in height.

3. High Density Residential

- ◆ Typically 15 or more dwelling units per acre. Multiple family dwellings more than 2 stories in height.

4. Commercial Office

- ◆ Office uses such as architectural, law, and accounting; advertising, public relations, and employment agencies; banking and insurance offices; and medical and dental facilities.
- ◆ Certain special uses such as nursing homes and day care centers.
- ◆ Educational services such as business, technical, and secretarial schools.

5. Commercial Retail and Service

- ◆ Retail businesses such as art galleries, antique stores, grocery stores, apparel and accessory stores, artist and architect supply stores, book stores, camera supply stores and photo developing businesses, florists, bakeries, pharmacies, card and stationery stores, hardware stores, jewelry stores, pet shops, framing services, music stores, and automobile sales.
- ◆ Personal, professional, and business services such as barber and beauty shops, dry cleaners, and shoe repair businesses.
- ◆ Repair services such as jewelry, watch and clock repair; key duplicating, typewriter repair, shoe and camera repair, and automotive body repair and paint.
- ◆ Restaurants and taverns with restrictions.

6. Light Industrial

Industries that usually do not create objectionable characteristics that extend beyond their property lines. Light industry can consist of assembly operations of premanufactured parts or components; and assembly, repair, or manufacturing of small component parts of

products. Some examples are:

- ◆ Jewelry manufacturing and engraving.
- ◆ Warehousing.
- ◆ Construction companies.
- ◆ Upholstering.
- ◆ Paper box and paper products manufacturing from finished paper.
- ◆ Manufacturing of optical goods.

7. Heavy Industrial

Industries that produce more objectionable characteristics than those in light industrial categories (i.e. greater pollutants, noise, etc.). Because of their nature, heavy industry should be located away from residential areas. Heavy industry includes the manufacture and assembly of durable goods; material processing including products of agriculture, forestry, fishing, mining, and quarrying; and the manufacture of tools and implements, machinery, and machinery components. Some examples are:

- ◆ Motor truck terminals.
- ◆ Food processing of raw materials.
- ◆ Coke ovens.
- ◆ Cement, lime, and gypsum manufacturing.
- ◆ Scrap metal reprocessing.
- ◆ Auto and truck component manufacturing and assembly.

8. Special Use

Special uses are those land uses that are difficult to classify. Some examples are:

- ◆ Churches and Schools.
- ◆ City, County, State, and Federal Offices.
- ◆ Power substations.
- ◆ Switching stations.
- ◆ Non profit agencies.
- ◆ Nursing homes.
- ◆ Hospitals.
- ◆ Union halls.
- ◆ Petroleum refineries.
- ◆ Cemeteries.

9. Parks, Agriculture, and Open Space

Parks and open spaces are areas for recreation or areas accessible to the general public. Agricultural activities include crop and livestock production. Some examples include:

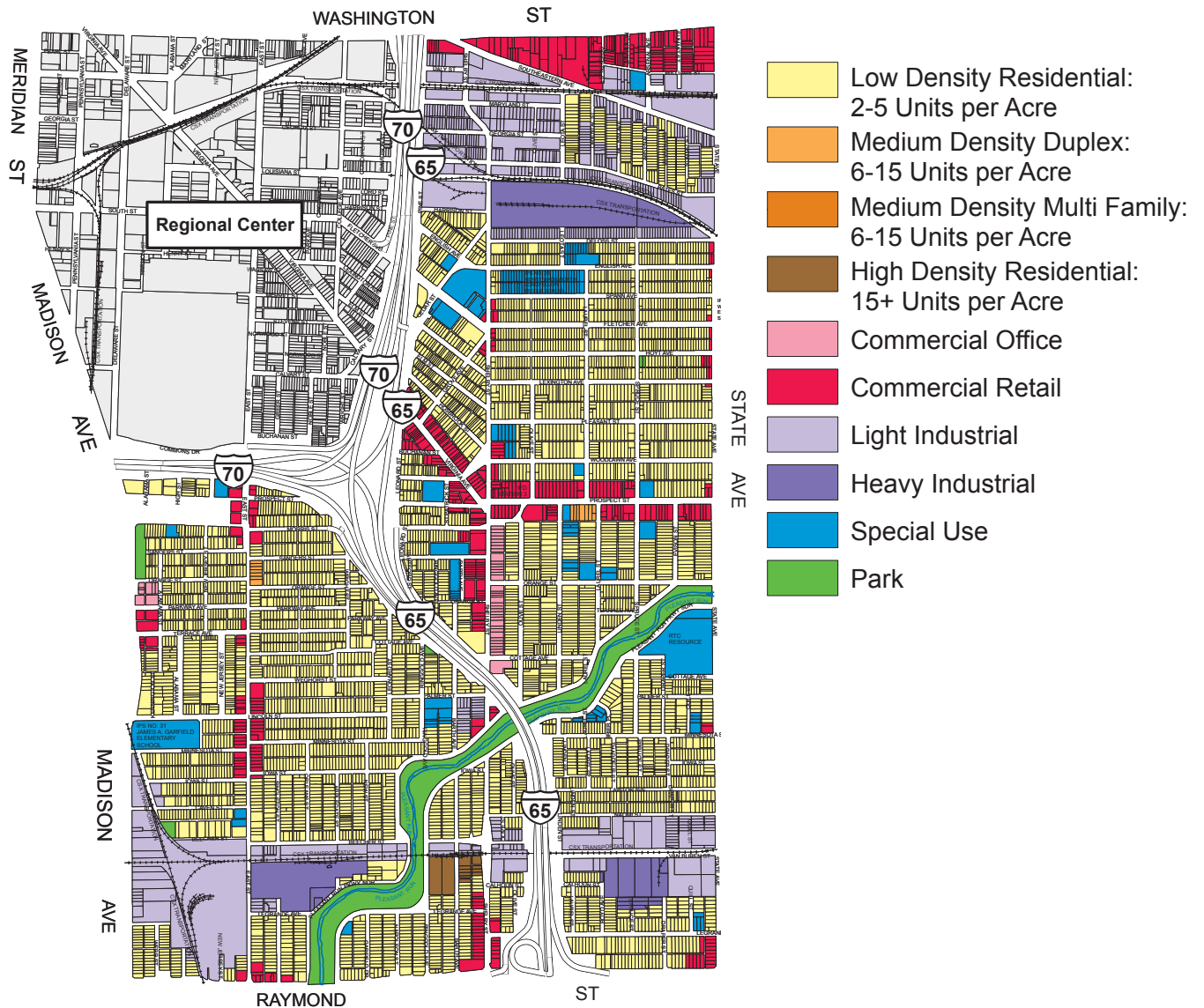
- ◆ Civic open spaces.
- ◆ Public parks.
- ◆ Open space corridors and greenways (White River State Park).
- ◆ Conservation areas.

- ◆ Grading or feeding of livestock for commercial profit.
- ◆ Fish hatcheries, lakes, and ponds.
- ◆ Commercial greenhouses and plant nurseries; excluding retail sales.
- ◆ Crop production such as grains, grasses, plants, vines, and orchards.

Map 2

SEND Land Use Plan

Western Half



Department of Metropolitan Development
Division of Planning
Prepared for Document in October, 2003

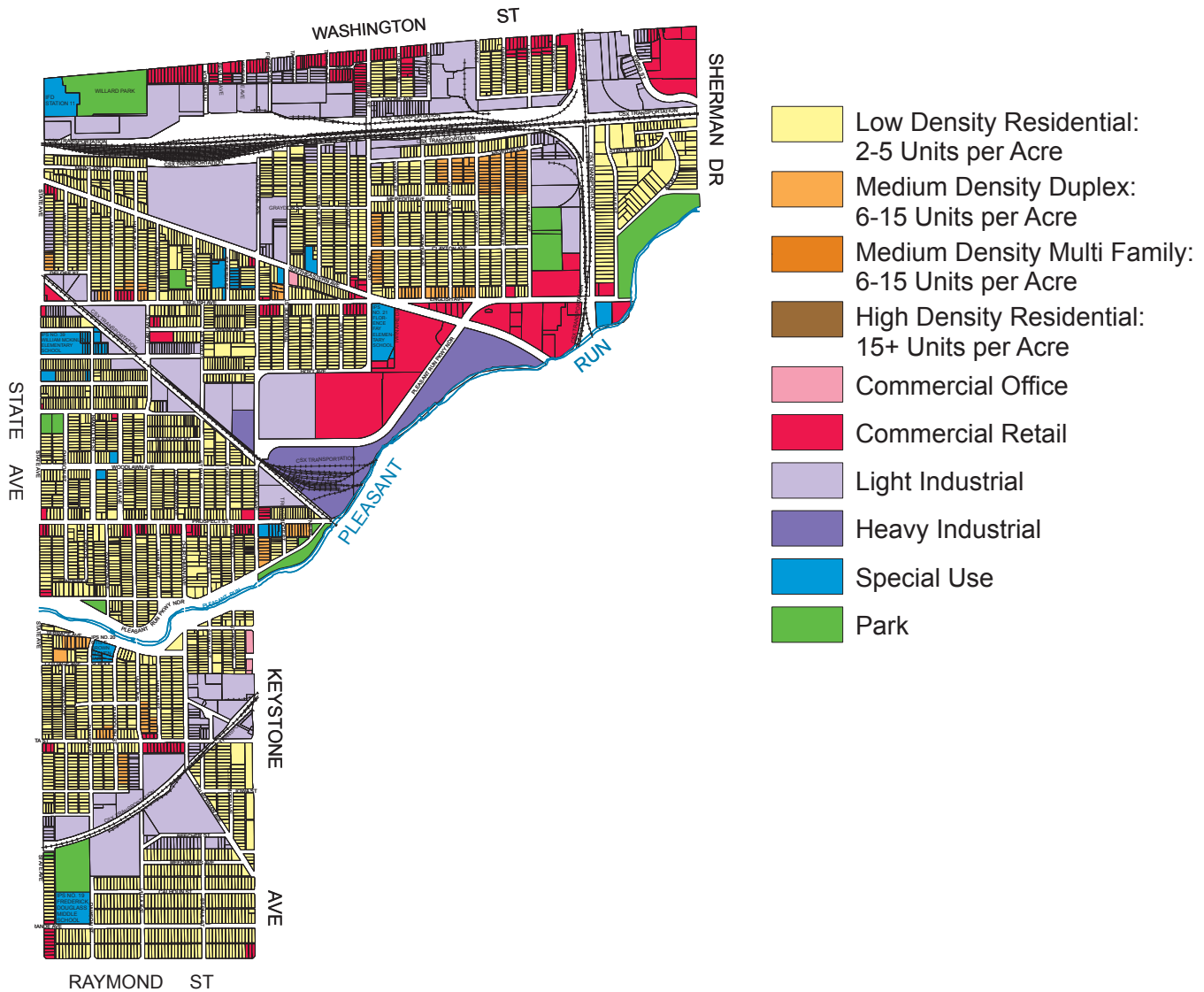


The preparation of this map was financed in part
by a Community Development Block Grant

Map 3

SEND Land Use Plan

Eastern Half



Department of Metropolitan Development
Division of Planning
Prepared for Document in October, 2003



The preparation of this map was financed in part
by a Community Development Block Grant

Zoning Plan Definitions

The following section describes zoning districts recommended in the Zoning Plan for the SEND neighborhood.

1. Dwelling Districts

- ◆ D5 - Medium Density Single Family. Permitted are single family and two family dwellings.
- ◆ D6II - Low Density Multiple Family. A transition between high intensity and low intensity land uses. Typical density is nine to twelve dwellings per gross acre.
- ◆ D8 - Renewal Residential. Located in areas experiencing renewal. Typical density is 5 to 26 dwellings per gross acre.

2. Commercial Districts

- ◆ C1 - Office Buffer. Exclusive office district.
- ◆ C2 - High Intensity Office Apartment. Zoning district typically adjacent to a regional shopping center or along arterial streets.
- ◆ C3 - Neighborhood. Permits a range of indoor retail sales and personal, professional, and business services. Compatible with residential.
- ◆ C3C - Corridor. Residential and commercial uses in a single structure.
- ◆ C4 – Community Regional. Permits business groupings and shopping centers.
- ◆ C5 - General. Intended for commercial uses with outdoor operations on roads with heavier commercial traffic.

3. Industrial Districts

- ◆ I2U - Light Industrial Urban. Applicable to older industrial districts which may serve as a buffer between residential and heavy industrial areas. Uses are those with few objectionable nuisances. Outside storage not to exceed 25% of the gross floor area of building.
- ◆ I3U - Medium Industrial Urban. Applicable to older industrial districts with objectionable nuisances. Outside storage not to exceed 50% of the gross floor area of building.

4. Special Use Districts

- ◆ SU1 - Churches.
- ◆ SU2 - Schools.
- ◆ SU6 – Hospitals and Sanitariums.
- ◆ SU9 – Government Facilities.
- ◆ SU18 - Light and power substations.
- ◆ SU34 - Fraternity, clubs, and lodges.
- ◆ SU38 - Community center.

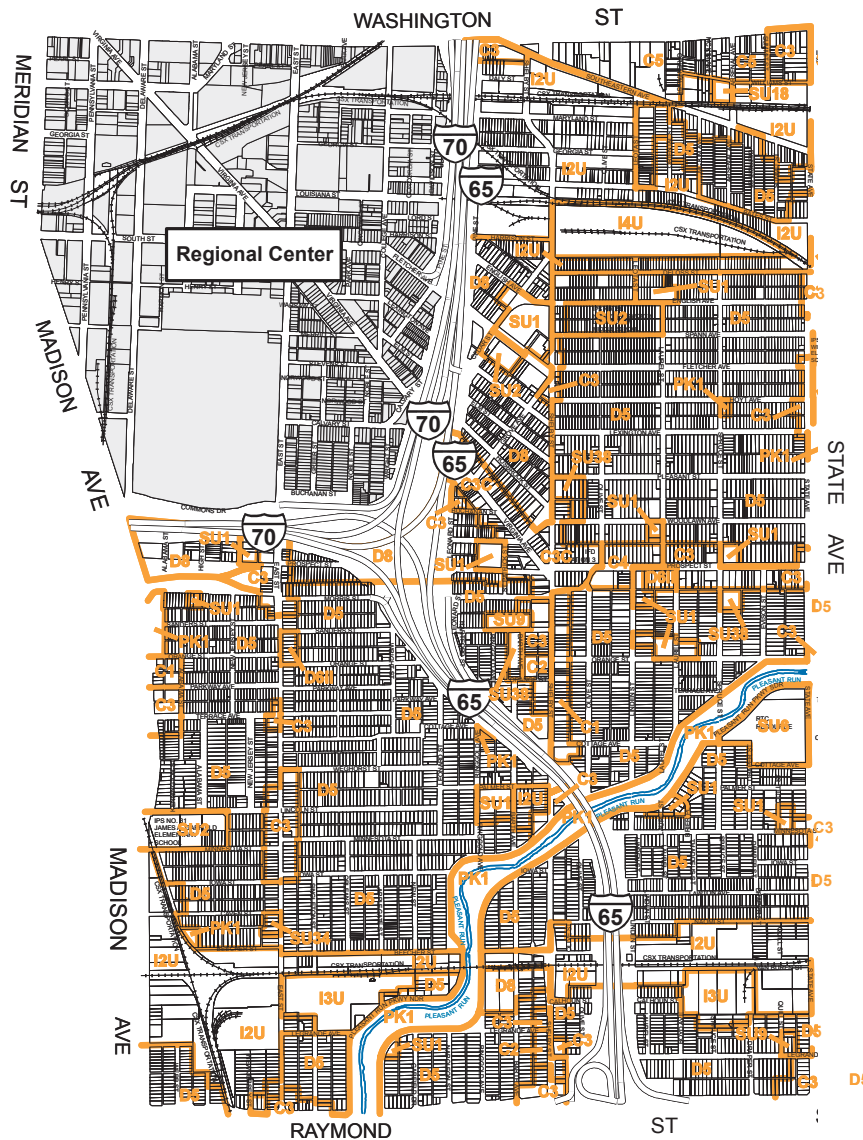
5. Park District

- ◆ PK1 - Park District One. Permits all sizes and ranges of public park land and facilities.

Map 4

SEND Zoning Plan

Western Half



Dwelling Districts
D5 - Medium Density Single Family
D6II - Low Density Multiple Family
D8 - Renewal Residential

Commercial Districts
C1 - Office Buffer
C2 - High Intensity Office Apartment
C3 - Neighborhood
C3C - Corridor
C4 - Community Regional
C5 - General

Industrial Districts
I2U - Light Industrial Urban
I3U - Medium Industrial Urban

Special Use Districts
SU1 - Churches
SU2 - Schools
SU6 - Hospitals and Sanitariums
SU9 - Government Facilities
SU18 - Light and Power Substations
SU34 - Fraternity, Clubs, and Lodges
SU38 - Community Center

Park District
PK1 - Park District One

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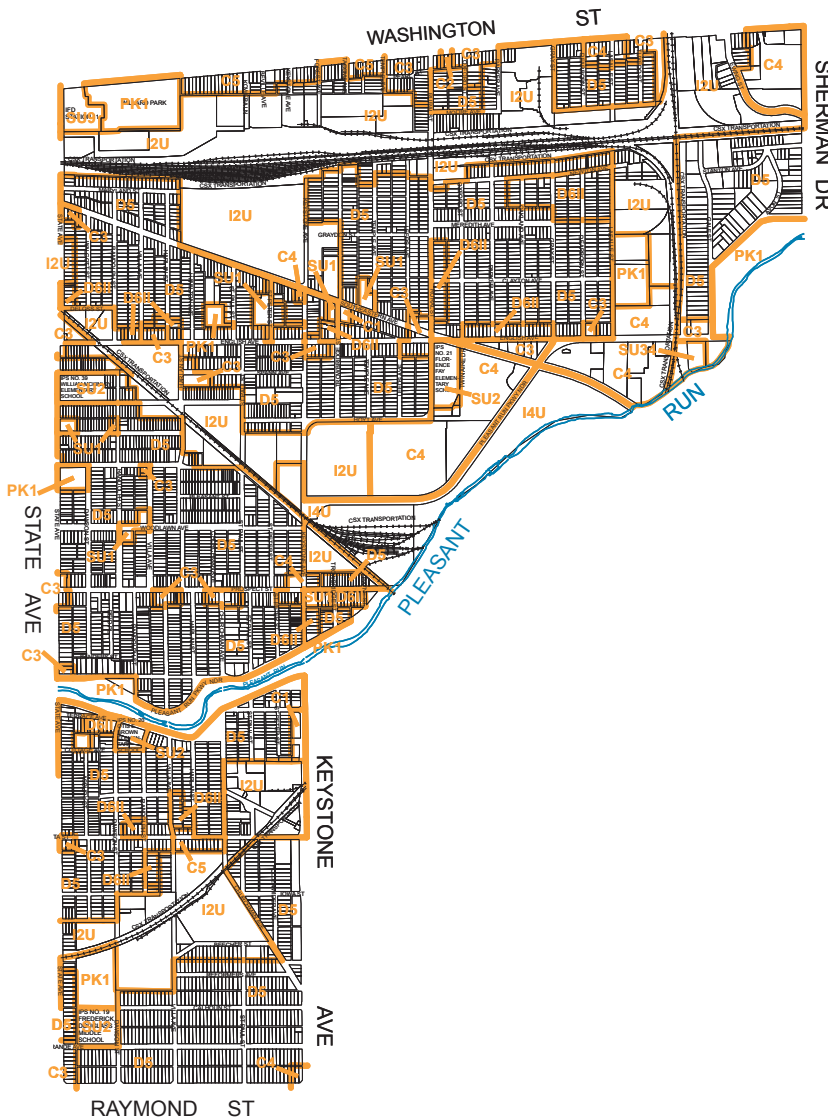


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Map 5

SEND Zoning Plan

Eastern Half



Dwelling Districts
D5 - Medium Density
Single Family
D6II - Low Density
Multiple Family
D8 - Renewal Residential

Commercial Districts
C1 - Office Buffer
C2 - High Intensity
Office Apartment
C3 - Neighborhood
C3C - Corridor
C4 - Community Regional
C5 - General

Industrial Districts
I2U - Light Industrial Urban
I3U - Medium Industrial Urban

Special Use Districts
SU1 - Churches
SU2 - Schools
SU6 - Hospitals and Sanitariums
SU9 - Government Facilities
SU18 - Light and Power
Substations
SU34 - Fraternity, Clubs,
and Lodges
SU38 - Community Center

Park District
PK1 - Park District One

Department of Metropolitan Development
Division of Planning
Prepared for Document in October, 2003



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by a Community Development Block Grant

**METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA**

Resolution No. 02-CPS-R-011, 2002

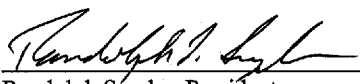
RESOLUTION 02-CPS-R-011, 2002 AMENDING A SEGMENT OF THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, SEND LAND USE AND ZONING PLAN.

BE IT RESOLVED, that, pursuant to I.C. 36-7-4, the Metropolitan Development Commission of Marion County, Indiana, hereby amends the COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA, by the adoption of the SEND LAND USE AND ZONING PLAN, which is attached hereto, and incorporated herein by reference as an AMENDMENT TO THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA.

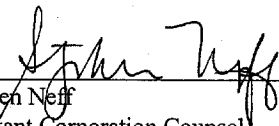
BE IT FURTHER RESOLVED that the Secretary of the Metropolitan Development Commission is directed to certify copies of this RESOLUTION 02-CPS-R-011, 2002 AMENDING THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY INDIANA, SEND LAND USE AND ZONING PLAN.

BE IT FURTHER RESOLVED that the Director of the Department of Metropolitan Development is directed to mail or deliver certified copies of this RESOLUTION 02-CPS-R-011, 2002, to legislative authorities of all incorporated cities and towns in Marion County, Indiana that are directly effected by this plan, to the Mayor of the City of Indianapolis, to the City-County Council of Indianapolis and Marion County, and to the Board of Commissioners of Marion County, Indiana. The Director shall also file one (1) copy of the resolution in the office of the Recorder of Marion County,

Date: JUL 17 2002


Randolph Snyder, President
Metropolitan Development Commission

APPROVED AS TO LEGAL FORM AND
LEGAL ADEQUACY THIS 16 DAY
OF JULY, 2002.


Stephen Neff
Assistant Corporation Counsel

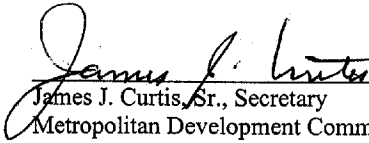
METROPOLITAN DEVELOPMENT COMMISSION
OF MARION COUNTY, INDIANA

STATE OF INDIANA
SS:
COUNTY OF MARION

CERTIFICATION

I, James J. Curtis, Sr., Secretary of the Metropolitan Development Commission of Marion County, Indiana, do hereby certify that the attached Resolution 02-CPS-R-011, AMENDING A SEGMENT OF THE COMPREHENSIVE OR MASTER PLAN OF MARION COUNTY, INDIANA – is a true copy of a resolution adopted by the Metropolitan Development Commission of Marion County, Indiana, following a public hearing at a meeting of said commission on July 17, 2002, and that the original of said resolution is on file of record in the office of the Department of Metropolitan Development of Marion County, Indiana.

Witness my hand and official seal of the Metropolitan Development Commission of Marion County, Indiana this 17th day of July, 2002.


James J. Curtis, Sr., Secretary
Metropolitan Development Commission
Marion County, Indiana